



14 Partridge Road, St. Athan

£196,950 Freehold

MID TERRACE 2 BEDROOM HOME • ALL WINDOWS AND DOORS REPLACED • NO ONWARD CHAIN • FRONTING ONTO OPEN GREEN SPACE • COVERED DECK FOR YEAR ROUND USE OF THE GARDEN • EPC D66. • UPVC. GCH COMBI. • IDEAL FIRST TIME BUY.





BEAUTIFULLY PRESENTED and FRONTING OPEN GREEN SPACE stands this traditional terraced property in a popular development in St Athan, walking distance from Llantwit Majors' shops and amenities. Briefly the property comprises entrance hallway, sitting room, KITCHEN/DINER, two bedrooms and a bathroom. The attic space provides flexible use (please note no building regulations in place so cannot be described as a bedroom). Outside to the front is a well presented garden adjoining a large OPEN GREEN SPACE, whilst the rear is enclosed and well maintained. The property enjoys UPVC windows and doors and gas central heating. Allocated parking space within the nearby car park and on street parking to the rear. Daytime viewings recommended to appreciate the position and exterior presentation. The property attracts an annual/monthly service charge.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Hallway

4' 0" x 3' 0" (1.22m x 0.91m)

uPVC door to front. Tiled flooring. Stairs to first floor. Door to living room.

Lounge

13' 0" x 11' 0" (3.96m x 3.35m)

uPVC window to front. Carpet flooring. Electric fire with alcoves to each side. Radiator. Doors to hall and kitchen/diner.

Kitchen

16' 0" x 9' 0" (4.88m x 2.74m)

uPVC window and door to rear. Fitted with a range of wall and base units. Stainless steel sink with right hand drainer. Spaces for washing machine, tumble dryer, cooker, and fridge freezer. Under stairs storage cupboard. Tiled flooring and part tiled walls. Radiator.





FIRST FLOOR

Landing

6' 0" x 6' 0" (1.83m x 1.83m)

Carpet flooring. Doors to bedrooms and bathroom. Stairs to ground and second floors.

Bathroom

6' 0" x 5' 10" (1.83m x 1.78m)

Fitted with a white three piece suite comprised of shower bath with mains powered shower and screen, low level wC and space saving wash hand basin with cupboard underneath. Laminate flooring. Door to landing. Ceramic wall tiles.

Master Bedroom

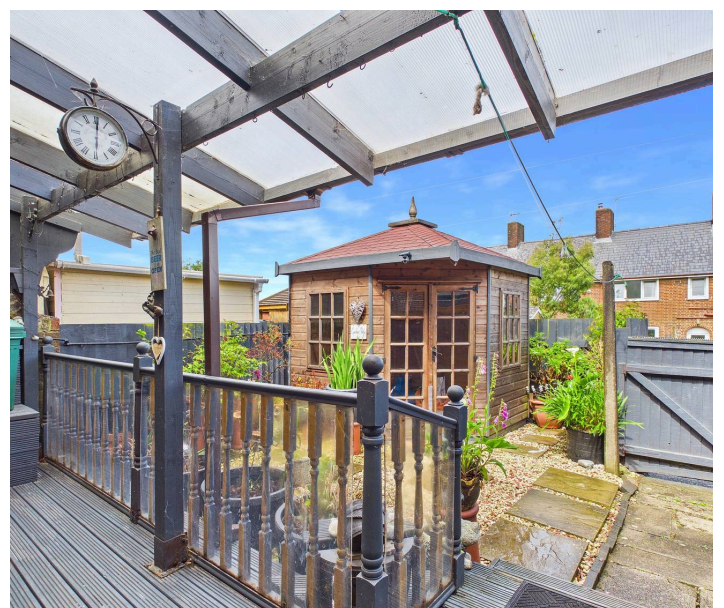
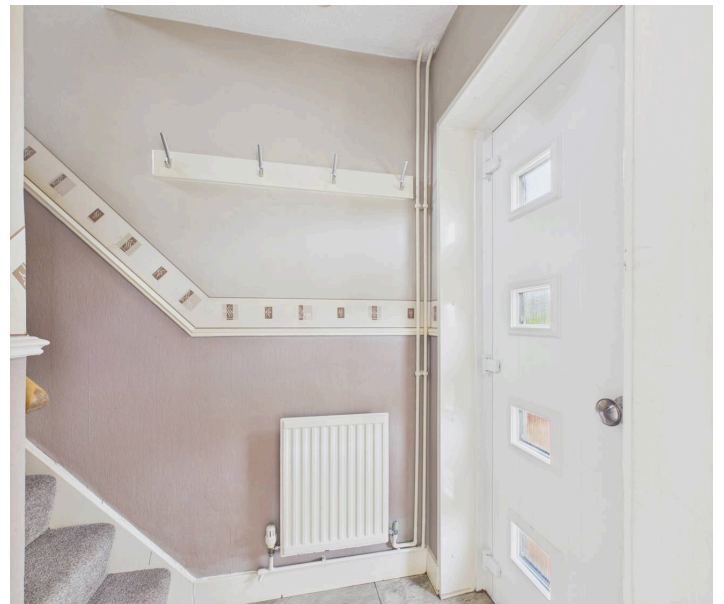
13' 3" x 8' 11" (4.04m x 2.72m)

uPVC window to front. Measurements do not include depth of fitted wardrobe. Carpet flooring. Radiator. Storage cupboard to eaves. Fitted wardrobe. Door to landing.

Bedroom 2

9' 0" x 8' 0" (2.74m x 2.44m)

uPVC window to rear. Measurements do not include depth of full length fitted wardrobes. Carpet flooring. Radiator. Door to landing.





Attic Loft Space

14' 0" x 10' 0" (4.27m x 3.05m)

Attic bedroom with restricted head height at the sides. Velux windows to front and rear. Carpet flooring. Cupboards and shelving to eaves. Two radiators. Stairs to first floor. Wall mounted combination boiler (serviced) providing the central heating and hot water.

Service Charge

The property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate.





GARDEN

Front - Low maintenance fronting on to open green. Rear Garden - Decking area - covered. Gate to rear. Summerhouse. Water tap.



blackbear